

***Village of Barrington
Zoning Board of Appeals
Minutes Summary***

Date: May 6, 2003

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Patricia Pokorski, Chair, Zoning Board of Appeals
Ralph Bartlett, ZBA
Robert Henehan, ZBA
Ryan Julian, ZBA
Bruce Kramer, ZBA
Victoria Perille, ZBA

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator
Keith Sbiral, Senior Planner

Call to Order

Robert Henehan, acting as Chairperson, called the meeting to order at 7 p.m. Roll Call noted the following: Patricia Pokorski, Chair, absent; Ralph Bartlett, present; Robert Henehan, present; Ryan Julian present; Bruce Kramer, absent; Victoria Perille, present; and Peg Moston, absent. There being a quorum established, the meeting proceeded.

Mr. Henehan recessed the proceedings to the Community Conference Room in Village Hall.

Ms. Pokorski entered.

Mr. Kramer entered.

Chairperson Pokorski reconvened the proceedings in the Community Conference Room at 7:15 p.m.

Old Business

Ms. Pokorski swore in anyone who would be testifying.

Public Hearings.

ZBA 02-14 Barrington Services Group (330 East Main Street) Variation

Ms. Pokorski re-opened the public hearing for ZBA 02-14.

Mr. Ron Flubacker, the petitioner, presented the case.

Mr. Flubacker stated that he was requesting a variation to maintain a non-conforming sign in the B-4 District. Mr. Flubacker stated that there were conditions for wanting to change the face plates on signs. Mr. Flubacker explained that this was the reason for requesting the variation.

Mr. Flubacker passed out photographs of the existing sign and the changes that had been made. Mr. Flubacker stated that he received a conditional approval of a Master Sign Plan from the Architectural Review Commission on April 24, 2003 ARC meeting.

Mr. Flubacker explained that he was requesting this variation to make changes to the sign until it is naturally amortized by the Sign Ordinance. Mr. Flubacker stated that the building was hard to sign as it currently existed.

Mr. Flubacker said that he was not requesting a variation to maintain the sign permanently because that would involved too many variations.

Mr. Flubacker pointed out the changes that were being made to the sign on the photographs he had presented to the ZBA.

Mr. Jeff O'Brien presented the staff report.

Staff Recommendation: Staff believes that the sign regulations were specifically designed to provide for expedited compliance in order to have the sign stock in the B-4 Village Center conform to the desired character of the Village Center District. Staff believes the petitioner is altering the sign in a manner that enhances its appearance and compliance with Village plans and ordinances. A Master Sign Plan has been approved by the Architectural Review Commission at the April 24, 2003 ARC meeting. Based on the findings, staff recommends approval of the proposed variation request.

Ms. Pokorski indicated that there were problems with the staff report regarding standard number three. Ms. Pokorski said that the language in this point was inconsistent with the rest of the report. Ms. Pokorski pointed out other inconsistencies regarding "other options" for signing the building in question.

Mr. O'Brien stated that he would look into Ms. Pokorski's concerns.

Ms. Pokorski asked why Mr. Flubacker was allowed to make changes to the sign before the ZBA heard the case.

Mr. Flubacker explained the agreements he had made with the Village regarding the Master Sign Plan and how the situation would work if the ZBA denied his request. Mr. Flubacker stated that if the ZBA denied his request, he would have to go back to the Architectural Review Commission and have a new Master Sign Plan approved. Then, the ZBA would have to hear another variation request for the new Master Sign Plan. Mr. Flubacker explained that the Master Sign Plan is only valid for five years.

Mr. O'Brien explained that Mr. Flubacker had been working with staff to find a signage solution for the building. Mr. Jim Wallace had allowed Mr. Flubacker to make changes to the existing sign under a temporary sign permit.

Ms. Perille asked a question regarding the Factors to Consider section of the staff report. Ms. Perille asked if the sign could be constructed without a Master Sign Plan.

Mr. Flubacker explained that a Master Sign Plan is required by the Zoning Ordinance for multi-tenant buildings.

Mr. O'Brien clarified that the Master Sign Plan allows building owners to change sign face plates without going through the commission process as tenants change.

Ms. Perille asked about the notification of neighbors.

Mr. O'Brien stated that since this case had been continued several times the original notice was still valid. Mr. O'Brien explained that if the case had not been continued, the petitioner would have to re-notify neighboring property owners.

Mr. Bartlett asked about the five year period for the Master Sign Plan. Mr. Bartlett questioned the conformity of sign after the five year period.

Mr. O'Brien said that staff was working with Mr. Flubacker to come up with a solution before the sign was amortized by the Zoning Ordinance.

Mr. Bartlett asked if the Sign Ordinance needed to be changed. Mr. Bartlett asked what would happen to the sign at the end of five years.

Mr. Henehan stated that either changes in the Sign Ordinance would occur or the petitioner would find an alternative signage solution.

Mr. Sbiral stated that there were other issues in the B-4 District's sign regulations and that staff was looking into what needed to be done to fix those issues.

Ms. Pokorski closed the public hearing.

MOTION: Mr. Bartlett moved to accept staff's findings and recommend approval of ZBA 02-14 to the Board of Trustees. Mr. Kramer seconded. Roll call vote: Chairperson Pokorski, yes; Mr. Bartlett, yes; Mr. Henehan, yes; Mr. Julian, yes; Mr. Kramer, yes; Ms. Perille, yes. Motion carried 6 – 0.

Mr. O'Brien stated that this petition would go to the May 27, 2003 Board of Trustees meeting.

New Business

Ms. Pokorski asked if there was any new business.

Mr. O'Brien said that there was no new business for this evening.

APPROVAL OF MINUTES

Ms. Pokorski suggested that the ZBA go over the minutes for the February 4, 2003; March 4, 2003; and April 15, 2003 meetings and make corrections.

ZBA members noted the changes to the minutes for the February, March, and April meetings and directed staff to make those changes.

MOTION 1: Mr. Bartlett moved to approve the draft minutes of the February 4, 2003 meeting with the noted changes. Mr. Henehan seconded. Voice vote recorded all ayes. Motion carries.

MOTION 2: Mr. Bartlett moved to approve the draft minutes of the March 4, 2003 meeting with the noted changes. Mr. Henehan seconded. Voice vote recorded all ayes. Motion carries.

MOTION 3: Mr. Bartlett moved to approve the draft minutes of the April 15, 2003 meeting with the noted changes. Mr. Julian seconded. Roll call vote: Chairperson Pokorski, abstain; Mr. Bartlett, yes; Mr. Henehan, yes; Mr. Julian, yes; Mr. Kramer, yes; Ms. Perille, abstain. Motion carries 4 -0.

PLANNER'S REPORT

Mr. O'Brien stated that one special use case has been received for the June 2003 meeting.

ADJOURNMENT

MOTION: Mr. Julian moved to adjourn; Mr. Bartlett seconded. Voice vote recorded all ayes. Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Jeff O'Brien, Planner/Zoning Coordinator

Patricia Pokorski, Chairperson
Zoning Board of Appeals